

KEARNEY NEBRASKA

MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES

EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS

2003 - 2008

TARGET GROUPS & HOUSING TYPES	Kearney Buffalo, Kearney, Sherman	Program #4	Program #5	
19-21 Years (0%-50% AMI)		Housing Activity - Apartments, Integrate SMI Units. Purpose-Location - Kearney and Minden Target 20 SMI Units in five years, in local apartment programs. Set-a-side up two units for persons with SMI in each apartment building or complex over 18, units that utilizes LIHTC, Home Funds etc.	Housing Activity - Assisted Living - SMI Purpose-Location - Kearney Two, 12 units buildings, for 22+ and frail elderly with SMI. 24/7 Staff.	
Crisis/Respite Care/Emergency Shelter Beds	3			
Group Residential Beds	9	Potential -Coordination- Private Developers, Goodwill Industries, South Central Behavior Health Services, Local Landlords.	Potential -Coordination- Richard Young and Good Samaritan Hospitals, Region III.	
Residential Units	11			
SUBTOTALS (UNITS/BEDS)	23			
22+ Years (0%-30% AMI)				
Crisis/Respite Care/Emergency Shelter Beds	6	Possible Funding Sources- Rental Assistance/Nebraska Affordable Housing Trust Funds, Section 8, HOME Funds.	Possible Funding Sources- Low Income Housing Tax Credits, Midwest Housing Equity Funds, Tax Increment Financing, HOME Funds, Nebraska Affordable Housing Trust Funds.	
Group Residential Beds	17			
Residential Units	79			
SUBTOTALS (UNITS/BEDS)	102			
TOTALS (UNITS/BEDS)	125			
EST. DEVELOPMENT OPERATING COSTS				
1. Housing Capacity Building Costs	\$9,000	-----	-----	
2. Est. Land Requirements	15.27 Acres	-----	1.5 Acres	
3. Est. Development Costs	\$9,842,000	-----	\$1,600,000	
4. Est. Annual Operating Expenses	\$684,500	\$146,000	\$118,000	
5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY	\$1,382,281	\$222,000	\$266,000	
6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI	\$677,200	\$110,000	\$134,000	

Source: Hanna:Keelan Associates, P.C., 2004